

*Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.*

**SOUTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, MAY 11, 2006, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

David Iwata, President  
Thomas Hudnut, Vice President  
Tina Choi, Commissioner  
Gordon Murley, Commissioner  
Patricia Patano, Commissioner

Fely C. Pingol, Commission Executive Assistant  
(213) 978-1294; FAX (213) 978-1029

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 3, 5, 7, AND 8:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.**

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of April 27, 2006

3. **TENTATIVE TRACT MAP NO. 54405-1A**

Related Cases: CPC-2004-6023-GPA-ZC  
ZA-2005-8536-ZAA  
CF-2005-1996-ZC-GPA

**CEQA:** ENV 2003-5074-MND  
**Plan:** Van Nuys-North Sherman Oaks

***Continued from 03/23/06***

**Council District:** 2  
**Location:** 14934 Burbank Blvd.  
**Expiration Date:** N/A  
**Appeal Status:** Further appealable to City Council

**PUBLIC HEARING**

**AN APPEAL**, in part, from the decision by the Advisory Agency in approving Tentative Tract 54405 for 8-units residential condominium subdivision.

**APPLICANT:** Sia Daghighian

**APPELLANT:** Sia Daghighian  
Harvey Goodman, Representative

**STAFF RECOMMENDS TO GRANT APPEAL IN PART AND MODIFY THE CONDITIONS.**  
Lateef Sholebo (213) 978-1454

4. **APCSV-2005-7888-ZC**

**CEQA:** ENV- 2005-7880-MND  
**Plan:** North Hollywood-Valley Village

**Council District:** 2  
**Location:** 11160 N. Victory Blvd.  
**Expiration Date:** 03/28/06 ext.  
**Appeal Status:** Further appealable to City Council by Applicant.

***Continued from 03/23/06***

PUBLIC HEARING COMPLETED FEBRUARY 13, 2006

**ZONE CHANGE**, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 (One Family Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone).

**PROJECT:** Construction of 19 new detached townhouse style condominium units, 2 stories and approximately 25 feet, 6 inches in height. The project will provide 38 covered parking spaces for residents and 10 uncovered parking spaces for guests on an 165,922 square foot irregular shaped lot. The project includes 4 density bonus units of which 2 will be set aside as affordable units for eligible households. (Note: A Modification of Tentative Tract No. 52465 has been filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

**APPLICANT:** Mark Handel, MWH Development Corp.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD6-1; APPROVAL OF ENV. 2005-7880-MND; AND ADOPTION STAFF FINDINGS.  
Frank Quon (818) 374-5036

5. **DIR-2005-6741-DRB-SPP-A1**

**CEQA:** ENV 2004-3638-MND  
**Plan:** Canoga Park-Winnetka-Woodland Hills-West Hills

**Council District:** 3  
**Location:** 4381 San Blas Avenue  
**Expiration Date:** 06/29/06  
**Appeal Status:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL**, of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval - Mulholland Scenic Parkway Specific Plan.

**PROJECT:** Construction of a new 3,251 square-foot (including an attached 2-car garage), three-story, single family residence, on a 8,593 square-foot lot. The maximum proposed building height is 45 feet. The project is in the outer corridor, upslope, and visible from Mulholland Drive.

**APPLICANT:** Shafi Sedaghat, Owner

**APPELLANT:** Dr. Janine Angelotti, Barbara Tarr, Teri Lowe

STAFF RECOMMENDS DENIAL OF APPEAL.  
Daniel O'Donnell (818) 374-5066

6. **AA 2005-5684-PMLA-A1**  
Related Case: ZA 2006-0463-ZAA

**CEQA:** ENV 2005-5685-CE

**Plan:** Canoga Park-Winnetka-Woodland  
Hills-West Hills

**Council District:** 3

**Location:** 23054 W. Erwin Street

**Expiration Date:** N/A

**Appeal Status:** Not further appealable to  
City Council

PUBLIC HEARING COMPLETED JANUARY 19, 2006

**AN APPEAL**, in part from Conditions 1a, 1b, and 2a of the Advisory Agency's approval for the proposed two-parcel single-family development on a 0.82 acre lot.

APPLICANT: Robert Sousa, Owner

APPELLANT: Robert Sousa, Owner

STAFF RECOMMENDS DENIAL OF APPEAL.  
Lynn Harper (213) 978-1310

7. **TENTATIVE TRACT MAP NO. 60518-1A**

**CEQA:** ENV 2004-0259-MND

**Plan:** Encino-Tarzana

**Council District:** 5

**Location:** 4501 Noeline Avenue

**Expiration Date:** 05/17/06

**Appeal Status:** Further appealable to  
City Council

PUBLIC HEARING

**AN APPEAL**, of the entire decision by the Advisory Agency in approving Tentative Tract 60518 to permit the construction of 5 new single-family home lots.

APPLICANT: Amota Properties, LLC

APPELLANTS: Jerry Sherman, Jac Stulberg, and Deane Greenbaum

STAFF RECOMMENDS DENIAL OF APPEAL.  
Richard Gervais (213) 978-1445

8. **TENTATIVE TRACT MAP NO. 54379-A1, A2**

**CEQA:** ENV 2005-7180-MND  
**Plan:** Sherman Oaks-Studio City, Toluca

**Council District:** 2  
**Location:** 4212 Greenbush Avenue  
**Expiration Date:** 05/26/06  
**Appeal Status:** Further appealable to City Council

**PUBLIC HEARING**

**TWO APPEALS**, from the entire decision by the Advisory Agency in approving Tentative Tract 54379 for the proposed 1-lot subdivision for a maximum 6-unit residential condominium project.

**APPLICANT:** 4242 GR, LLC

**APPELLANTS:** 1) Dawn Feldman  
2) Brad Jensen, Victor See, Rick Conn, Larry Monarco, Cynthia Bergstrom, Mark Ashby, Julie Ocheltree, Ken Unger

**STAFF RECOMMENDS DENIAL OF APPEAL.**  
James Quinn (213) 473-9984

9. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, May 25, 2006** at the **Marvin Braude Constituent Center** **6262 Van Nuys Blvd., Van Nuys, CA 91401**

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1294.